

September 13, 2005
Public Safety Building

Corridors Subcommittee

This meeting continued the discussions that had begun the previous week. The committee discussed the land use criterion in further detail. They discussed residential uses, commercial uses, and transitional uses at this meeting. The next meeting will conclude this exercise by discussing criterion for industrial uses, institutional uses, and recreational uses.

Residential

- Develop subdivisions on corridors, as opposed to developing single lots – in order to minimize drive/access cuts
- Maintain natural features (topography)
- Single lots on low-traveled roads
- Attached residential on high-traveled roads
- Provide all types of housing opportunities (detached and attached)
- Locate density towards a project's interior
 - Provide greenspace on the perimeter/visible side
 - Promote land conservation by clustering buildings
- Combination/Mixed Uses in Downtown, Eagletown, Jolietville – including Residential, Commercial, Office
- Provide amenities with attached residential
- Proximity slope attached residential from the street

Commercial

- Amenities for commercial development should include:
 - Park/Park-like setting
 - Outdoor central seating opportunities
 - Ability to easily navigate development by foot and vehicles
 - Ability to enjoy outdoor/indoor amenities
- Aesthetic treatments for commercial developments should include:
 - Low-profile landscaping
 - High-quality architecture
 - Controlled signage (height/materials)
 - Eliminating outdoor storage/clutter
- Reduce impervious surfaces by building parking garages where applicable (based on intensity of use) – Is Downtown an option?
 - Retail uses on the street front/ground floor of parking garages
 - Incentives, such as Tax Abetments, are needed to make this happen
- Protect natural environment (topography)
- Locate parking lots on the rear/sides of businesses that front on a corridor
- Big box retailers should:
 - Locate north of S.R. 32
 - Build to high architectural standards
 - Build amenities into the development

Other Issues

- Transitions

- Use greenspace as transitional areas
- Locate intensity towards a project's interior
- High architectural standards
- Use office parks as transitional areas
- Trails
- Alternative Transportation
 - Provide network of trails throughout the community
 - Trails internal to developments as well